



WHITLOCKS
ESTATE AGENTS

9 Farm Close, Elmer Bognor Regis
£750,000



- Extended and Refurbished Detached Chalet Bungalow
- Four / Five Bedrooms
- Impressive Open Plan Kitchen / Dining / Family Room
- Opportunity for a Separate Lounge
- UPVC Double Glazing / Gas Fired Central Heating and Underfloor Heating
- Modern Fitted Bathroom and En-Suite Shower Room
- Completely Secluded Wrap Around Garden
- Large Driveway Providing Off Road Parking for Several Vehicles
- Garage / Workshop and Additional Outdoor Storage
- Positioned at the end of a Quiet Cul-De-Sac just a stones throw from the Beach





A fantastic opportunity to purchase this deceptively spacious detached chalet bungalow, perfectly positioned at the end of a quiet cul-de-sac in the sought-after coastal estate of Elmer Sands – just a stone's throw from the beach. You approach the property via private gates that open onto a generous driveway leading to the front door. Upon entering, you are greeted by a welcoming and spacious entrance hall that flows through to the heart of the home — a stunning open-plan kitchen, dining and family area. This impressive space features a large central island, a dual-fuel AGA, and ample storage, making it ideal for both everyday living and entertaining. The room enjoys panoramic views across the wrap-around garden with doors providing direct access outside.

The ground floor also offers two double bedrooms, a modern fitted bathroom, and a separate W/C. In addition, there is a formal dining room, which could easily be utilised as a third bedroom or home office depending on your needs.

To the first floor, you'll find the master bedroom suite, complete with eaves storage and an en-suite shower room. A fourth bedroom is also located on this level — currently used as a dressing room but equally suited as a study or nursery.

The beautifully landscaped gardens are a true highlight of this home, having been professionally designed to provide year-round colour and interest while remaining low maintenance. The gardens wrap around the property to create a series of peaceful seating areas and hidden corners. A standout feature is the outdoor kitchen, sheltered beneath a pergola



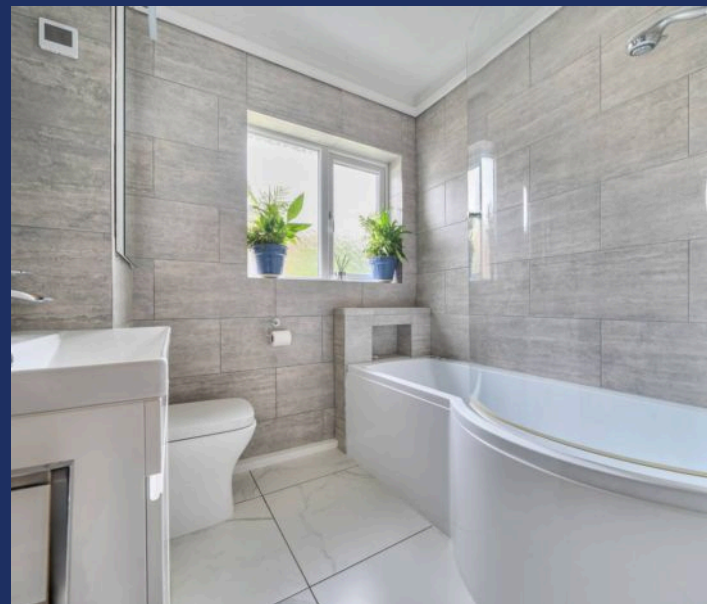
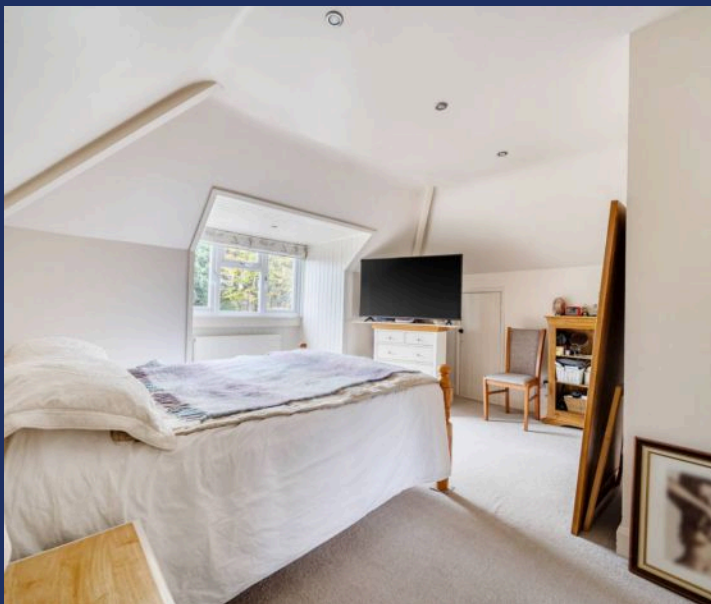


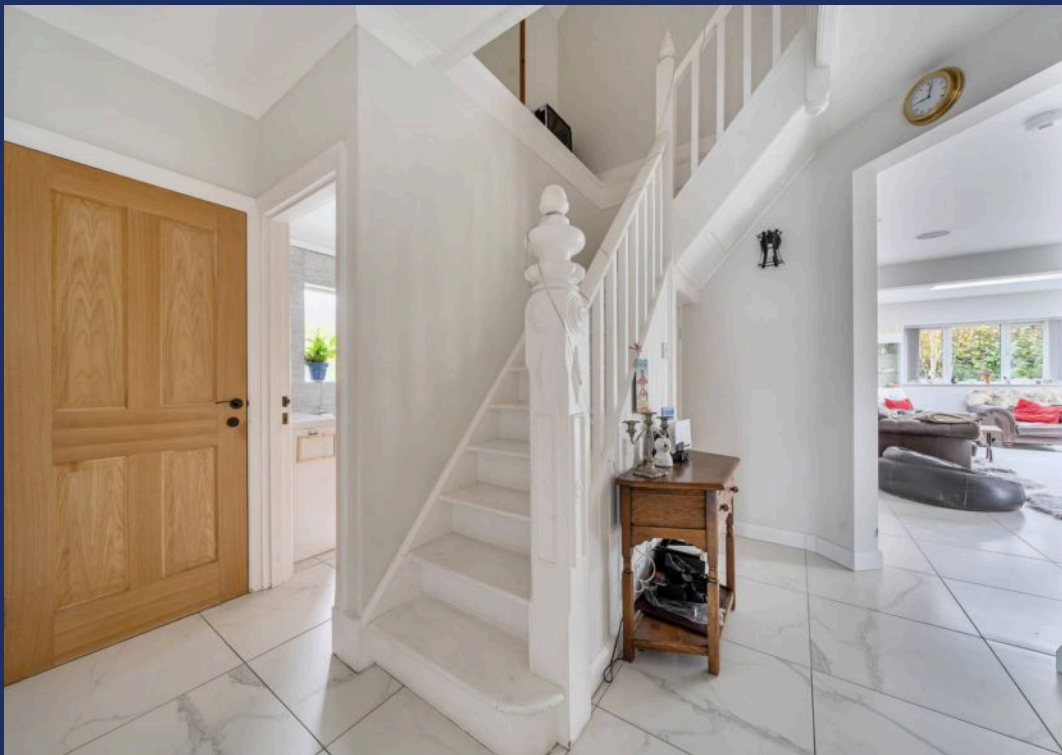
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To the rear, there is access to a large, fully refurbished garage with an electric roller door, power, and lighting. Adjoining the garage is a spacious workshop that could serve as a hobby room, studio, or home office, along with an additional storage area currently housing a freezer and tumble dryer.

To the front, the property offers a substantial driveway providing ample off-road parking for several vehicles.

This unique and thoughtfully designed home must be viewed to be fully appreciated.



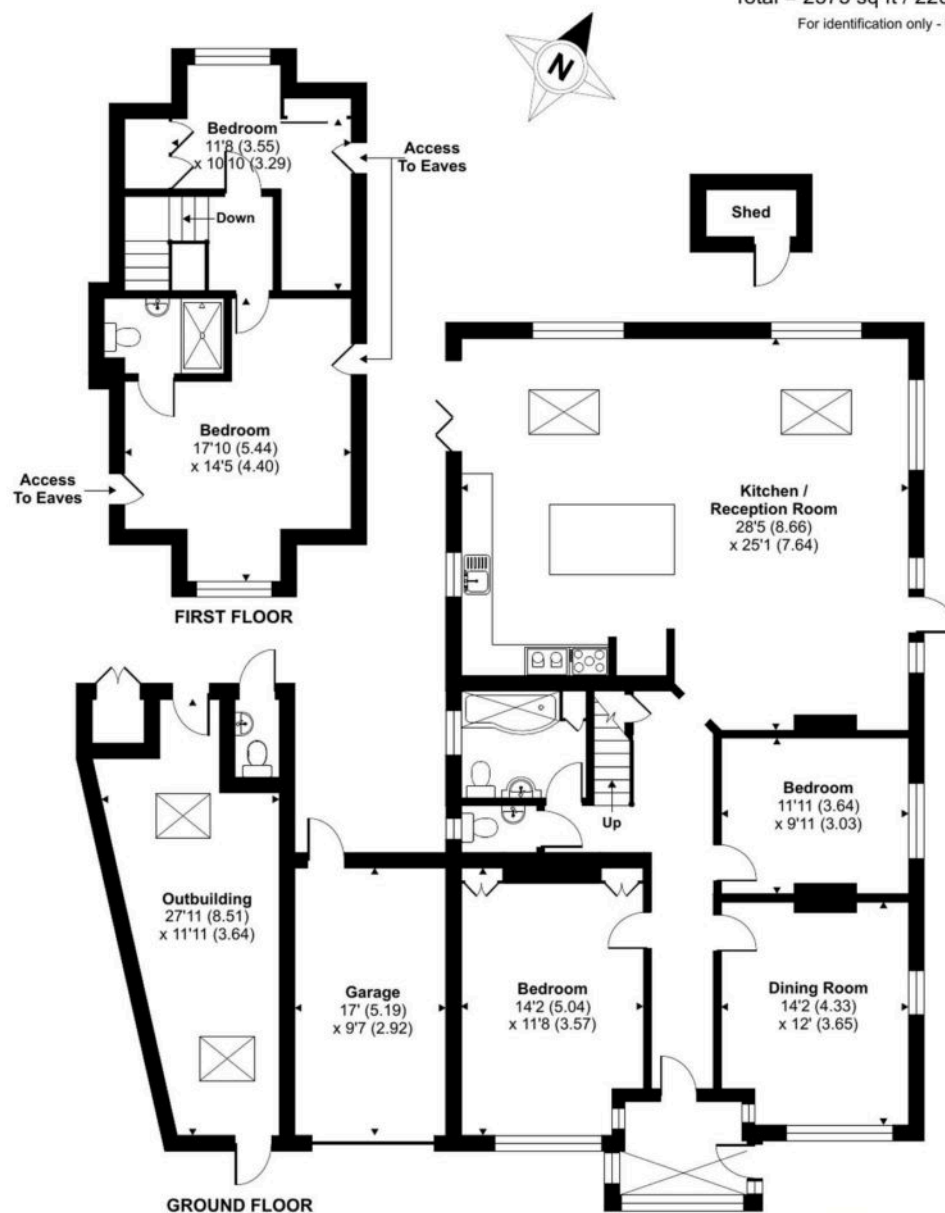


Elmer is a small coastal Village, located to the far east of the main resort Town and is the furthest driveable point of Bognor Regis, it is a quiet area to live and only easily accessible by locals. Home to Elmer Sands Private Estate and known for its unique seaside permanent homes or weekend retreats together with picturesque views. Elmer is famously known for its glorious sandy beach, with a flat expanse and low tides as well as its rock sea defences which makes fantastic exploring spots for sea life. There is also a small variety of amenities which include two Pubs, Convenience Store, Hairdressers and a regular Bus Service. Further amenities can be found close by in the adjacent Village.

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Farm Close, Bognor Regis, PO22

Approximate Area = 1924 sq ft / 178.7 sq m
 Outbuildings = 286 sq ft / 26.6 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 2375 sq ft / 220.6 sq m
 For identification only - Not to scale





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